

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	63 Justin Street	Date:	May 3, 2016
Perm. Parcel No:	814-15-036	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Preston Coleman	Maximum Occupancy:	6 persons
Mail to:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

HEALTH/SAFETY ITEMS (Items need to be done PRIOR to occupancy):

1. Install a new smoke detector in all sleeping rooms.

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially in backyard and around shed.
2. All siding must be present, in good condition. Repair/ replace missing/damaged vinyl siding.
3. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl.
4. Scrape and paint metal chimney.
5. Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
6. Remove old plywood on ground used to walk on or store items.

EXTERIOR ITEMS:

1. Clean, repair or replace any missing and damaged gutters and downspouts on house and garage as needed.
2. All masonry veneers must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. Replace all obsolete, rotten and damaged windows with new, replacement windows.
4. All doors must open and close properly. Replace the garage man door.
5. All exterior light fixtures must be properly maintained and operate normally.
6. All exterior receptacles must be GFCI protected and weather-proof.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

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EXTERIOR ITEMS (continued):

7. Remove the dead tree, including the stump, Remove the tree stumps in the rear yard.
8. Repair the damage to the rear lawn using top soil if necessary and seed the area.
9. Trim all trees, bushes and/or shrubbery on the property, especially around house, front and side yard.
10. Exterminate the shed structure for insects and/or rodents

GENERAL GARAGE ITEMS:

1. All electrical outlets in walls must be GFCI protected (except freezers).
2. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
3. Replace garage windows.

DRIVEWAYS, SIDEWALKS, AND STAIRS

1. Replace 1 square of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.

GENERAL ELECTRICAL ITEMS:

NOTE: Install 100 amp service.

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.
2. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
3. All lights, outlets and switches must operate properly. Electrical devices may not be painted, broken or damaged.
4. Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring in garage.
5. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets check all three-prong electrical outlets.
6. All GFCI outlets must be grounded or labeled open-end ground.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with T & P relief valve with $\frac{3}{4}$ " copper or galvanized discharge piping terminating 2" – 6" from floor.
2. Hot water tanks must be equipped with a listed $\frac{1}{4}$ -turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.
3. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
4. Install an air admittance valve and p-trap under kitchen sink.
5. Secure laundry tub to floor and repair. Secure plumbing and faucet to and around laundry tub.
6. Repair leak on hot water tank.

GENERAL HVAC ITEMS:

1. Replace dryer vent to the exterior.

KITCHEN ITEMS:

1. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
2. Clean, repair and disinfect the kitchen cabinets. Replace cabinet floor under kitchen sink.
3. Install individual shutoffs for each appliance: the stove supply line and oven supply line.

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1/2 BATH ITEMS:

1. Flooring must be smooth and water-tight. Carpeting is not permitted. Remove the carpeting. Install a new tile floor.
2. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
3. Properly install the lavatory drain assembly – install pop-up on drain.
4. Caulk or Grout the base of toilet leaving 1/2" in rear without caulk. Install toilet bowl bolt caps.
5. Caulk backsplash of sink.

FULL BATH ITEMS:

1. Bathrooms must be equipped with an openable window or an exhaust fan. Install an exhaust fan.
2. Outlets in light fixtures or medicine cabinets must be disconnected. Replace light fixture.
3. Install a new tile floor.
4. Install a new watertight enclosure around the tub & shower unit after making necessary repairs to walls.
5. All plumbing fixtures must be in good working order and free of leaks and defects. Repair or replace lav and tub faucet.
6. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
7. Re-install the tub spigot to be tight against and flush with the waterproof wall of the tub or shower.
8. Re-glaze tub
9. Properly install the lavatory and tub drain assembly.
10. Caulk or Grout the base of toilet leaving 1/2" in rear without caulk. Install toilet bowl bolt caps.
11. Caulk backsplash of sink.

INTERIOR ITEMS:

1. Patch all minor/major cracks and holes in interior walls and ceilings and repaint the interior.
2. Repair and/or replace all missing or damaged interior doors, door frames, closet doors, baseboard or any
3. Ensure that all fireplace dampers are intact and that they open and close properly.
4. Remove and replace tile floor in utility room.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**